

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Sacramento County Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$60,313,026**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	93		
% of Funds Committed	100.00 %	94.61 %	1	95.51 %	100	100	
% of Funds Disbursed	90.73 %	86.79 %	25	87.58 %	66	61	
Leveraging Ratio for Rental Activities	8.49	5.85	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.03 %	77.30 %	35	82.17 %	49	36	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.43 %	69.91 %	24	71.17 %	83	70	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.22 %	81.87 %	59	81.54 %	44	35	
% of 0-30% AMI Renters to All Renters***	38.53 %	41.12 %	52	45.68 %	36	35	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.19 %	96.50 %	49	96.19 %	46	39	
Overall Ranking:				In State:	22 / 93	Nationally:	75 67
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,616	\$36,770		\$27,510	1,160 Units	37.60 %	
Homebuyer Unit	\$5,915	\$21,420		\$15,239	1,881 Units	60.90 %	
Homeowner-Rehab Unit	\$33,324	\$27,404		\$20,932	47 Units	1.50 %	
TBRA Unit	\$0	\$2,249		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Sacramento County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,576	\$115,769	\$33,886
State:*	\$141,187	\$115,957	\$28,714
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	49.9	55.7	61.7	0.0
Black/African American:	22.1	8.0	25.5	0.0
Asian:	3.1	0.5	0.0	0.0
American Indian/Alaska Native:	5.9	0.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.3	0.4	2.1	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.1	0.0	2.1	0.0
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0
Other Multi Racial:	2.7	0.1	0.0	0.0
Asian/Pacific Islander:	6.9	6.3	4.3	0.0

ETHNICITY:

Hispanic	8.9	28.0	4.3	0.0
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HOUSEHOLD SIZE:

1 Person:	35.7	14.1	42.6	0.0
2 Persons:	26.1	14.6	23.4	0.0
3 Persons:	16.6	20.7	6.4	0.0
4 Persons:	11.8	20.6	8.5	0.0
5 Persons:	5.4	12.4	12.8	0.0
6 Persons:	2.4	7.5	6.4	0.0
7 Persons:	1.3	4.5	0.0	0.0
8 or more Persons:	0.8	5.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.8	15.0	21.3	0.0
Elderly:	20.7	1.3	29.8	0.0
Related/Single Parent:	28.5	22.0	25.5	0.0
Related/Two Parent:	16.5	48.0	17.0	0.0
Other:	6.6	11.5	4.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	14.1	0.1 #
HOME TBRA:	5.6	
Other:	6.4	
No Assistance:	73.9	

of Section 504 Compliant Units / Completed Units Since 2001 292

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Sacramento County Consortium

State: CA

Group Rank: 75
 (Percentile)

State Rank: 22 / 93 PJs

Overall Rank: 67
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	89.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	83.43	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.22	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	98.19	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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